



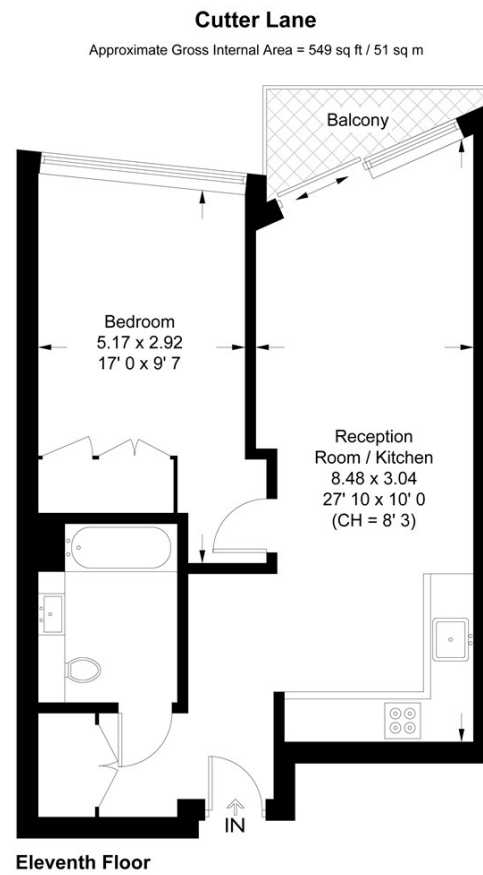
### Directions

### Viewings

Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



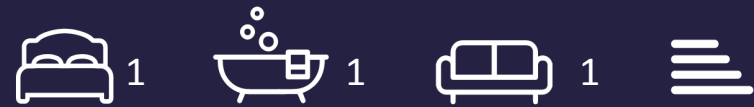
## Flat 1105, 8 Cutter Lane, Greenwich, London, SE10 0YW

Offers In Excess Of £550,000

- One double bedroom apartment
- Chain free
- 24 hour concierge
- Flexible work spaces and cinema room
- 0.2 Miles from Greenwich Station
- Private balcony with riverside views
- Located on the 11th floor with lift access
- Resident only spa, gym, swimming pool
- Large, resident roof terraces
- 0.2 Miles from the Emirates cable cars (North Greenwich Pier)

# 8 Cutter Lane, London SE10 0YW

Petty Son & Prestwich are thrilled to offer this double bedroom, 11th floor apartment situated in the exciting Greenwich Peninsular.



Council Tax Band: D



Cutter Lane, positioned within the 150-acre Greenwich Peninsula, is part of a multi-billion pound investment aiming to create seven brand new neighbourhoods within Zone 2. Riverside bars and bistros will sit alongside leafy parks, cutting edge architectural living spaces with easy access to events and shops within the O2 arena. The property is sited 0.2 Miles from Greenwich Station in addition to North Greenwich Pier where you can ride the Emirates Cable Cars to the Royal Docks. This one double bedroom apartment is located on the 11th floor of 5 Upper Riverside and spans approximately 64 square meters. The block is immaculately maintained, boasts 24 hour concierge and designated work from home area, allowing owners to step outside their property and work in an alternative environment without commuting into to the office. The cutting edge video entry system allows the owner to easily maintain a level of security, additionally providing callers with the facility to leave a message for the occupant when they are out or providing updates on the weather or TFL updates etc. Residents also have exclusive use of beautiful roof terraces with BBQ features, cinema, swimming pool, gym and spa. The entirety of the flat is underfloor heated saving precious space, whilst the functional layout ensures the areas flow well and further maximises the feeling of space on offer. The main living area, though one open space, flows seamlessly into three distinct areas thanks to the way the space has been laid out. The lobby area leads through to the contemporary fitted kitchen and dining space and continues towards the living room located towards the end of the room, which opens onto a private balcony with breath-taking, riverside views of an exciting and quickly evolving community. The contemporary bathroom has been designed so that the taps, shower system and toilet cistern are concealed behind walls, making it practical to clean but also making the space look sleek and modern whilst the mirrored bath panel, monochrome tiling and complimentary black accessories give the space an industrial vibe. The double bedroom has bespoke floor to ceiling fitted wardrobes and huge windows overlooking the rest of the development helping the space feel naturally bright and airy. The property is offered for sale chain free.

Lease Information - From and including 17.06.2004

to and including 6.06.2254 (231 years remain)  
Service Charge - Approx. £3791.38 (reviewed annually)  
Ground Rent - £377.32 per annum  
EPC RATING – B85  
Council Tax - D

## RECEPTION ROOM/KITCHEN

27'10" x 10'0"

## BEDROOM

17'0" x 9'7"